

Staff  
Summary  
Report

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To: Mayor and City Council

Agenda Item Number 53  
Meeting Date: 11/18/99  
Doc. Name: 991118devsrh06  
Supporting Documents: Yes

**SUBJECT:** 8<sup>TH</sup> STREET COLLEGIATE APARMTENTS #SIP-99.81

**APPROVED BY:** Randall Hurlburt, Development Services Director  
Grace Kelly, Planner II

**BRIEF:** This is the first public hearing for 8<sup>th</sup> Street Collegiate Apartments for a site plan at 1115 East 8<sup>th</sup> Street.

**COMMENTS:** **PLANNED DEVELOPMENT (0406)** This is the first public hearing for 8<sup>TH</sup> STREET COLLEGIATE APARMTENTS (The Collegiate Housing Group, Gary Gilbar, property owner) for a 48-unit apartment complex located at 1005 East 8<sup>th</sup> Street. The following approval is requested from the City of Tempe:

- a. **#SIP-99.81** A Site Plan for a 48-unit apartment complex, including 24 studio units and 24 four-bedroom units for a total of 48,000 s.f. of building area on 2.17 net acres located at 1005 East 8th Street. **(Please see list of variances on page 2.)**

**SUMMARY:** This proposal is for a 48-unit apartment complex on 8<sup>th</sup> Street, north of Rural Road. The property is zoned R-4 Multi-family Residential district and the developer is requesting a site plan for student housing including 24 studio units and 24 four-bedroom units. Three variances are included in this request. The Planning Commission approved the proposal on 10/26/99 as part of their consent agenda and the Design Review Board will review the building materials, lighting, landscaping, retention, quality study and screening details on November 17, 1999. This plan appears to meet the ordinance standards for parking, landscaping, and setbacks and the proposed student housing complex is a permitted land use in the R-4 zoning district, therefore staff is also supporting the project. To date, there have been no public comments.

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	<u>Recommendation</u>	<u>Comments</u>
Staff	Approval	See report
P&Z Commission	Approval	6-0 vote, consent
Public	No comments	

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## HISTORY & FACTS:

<u>1940</u>	Escalante House (on this site, near the west property line) was built.
<u>December 11, 1997</u>	City Council adopted Resolution 97.75 which identified the Apache Boulevard Project as a Redevelopment Area, authorized a Community Development Block Grant Program for the area, and approved the "Apache Boulevard Specific Area Redevelopment Plan".
<u>October 12, 1999.</u>	Planning Commission granted a continuance to the applicant until October 26, 1999.
<u>October 26, 1999.</u>	Planning Commission approved the proposal by a 6-0 vote, on their consent agenda.

**DESCRIPTION:** Owner - The Collegiate Housing Group, LLC, Gary Gilbar, President  
Applicant/Architect - TRK Architecture, Akram Rosheitdat, AIA  
Zoning - R-4 Multi-family Residential District  
Total site area - 2.17 net acres  
Number of units allowed - 52 units  
Number of units proposed - 48 units  
Total bldg. area - 48,000 s.f.  
Lot coverage - 17 %  
Parking required -  
    1 studio @ 1/unit = 24 parking spaces  
    4 BR @ 2.5/unit = 60 parking spaces  
    guest 48 units @ .2/unit = 10 parking spaces  
    Total = 94 parking spaces  
Total Parking provided - 95 parking spaces  
RV parking required - 2 spaces  
RV parking provided - 2 spaces  
Bicycle parking required - 48 spaces  
Bicycle parking provided - 36 spaces  
Landscaping - 48%

### Variances:

1. Reduce minimum required front yard setback from 25' to 0' and minimum required landscape strip from 25' to 0' along Eighth Street in an R-4 zoning district.
2. Reduce minimum required courtyard separation from 50' to 35'.
3. Increase maximum allowable building height from 35' to 38' (not including parapet height).

**COMMENTS:** This proposal is for a 48-unit apartment complex on 8<sup>th</sup> Street, between Rural and Dorsey (adjacent to the Thirsty Beaver Bar). The property is zoned R-4 Multi-family Residential district and the developer is requesting a site plan for 24 studio units and 24 four-bedroom units. Three variances are included in this request.

The proposed apartments would have three stories and a courtyard with amenities including a pool, tennis court, and amphitheater. Studio units are 774 s.f. (534 s.f. unit with a 240 s.f. study loft) plus an 80 s.f. balcony. Four bedroom units are 1056 s.f. plus a 120 s.f. balcony.

This 2.17 acre site has historical significance as it was the original homesite of the Pedro Escalante family. The developer met with Tempe's Historic Preservation Officer, Mark Vinson, to discuss preservation and conversion of the Escalante Residence into a clubhouse. Mark Vinson has reviewed and approved the applicant's conceptual plan for preservation and rehabilitation of the house.

In the narrative submitted by the applicant, he states that the owner intends to build a 48-unit student housing complex on the site. He stated that through meetings with staff he has agreed to the following: 1) retain, preserve, renovate and add onto the Pedro Escalante Residence and use it as a rental office and community room; 2) arrange the building mass on the site to form an "urban street edge" (which created variance #1 to reduce the front yard setback from 25' to 0'); 3) arrange the buildings to form a courtyard -oriented layout; 4) eliminate the interior corridors on the 1<sup>st</sup> and 2<sup>nd</sup> floors of both buildings to address security concerns (which created variance #2); 5) keep the interior corridor on the 3<sup>rd</sup> floor provided it is equipped with a card access system; 6) eliminate any access into the ground floor units on the 8<sup>th</sup> Street side (eliminating patios from 2 units along 8<sup>th</sup> Street).

Through a number of site plan revisions, the applicant has revised his plan to reduce the front yard setback, address CPTED concerns, and increase building height, which has resulted in the need for three variances. First, a variance to reduce the minimum required front yard setback from 25' to 0' and reduce the minimum required landscape strip from 25' to 0' along Eighth Street is requested (Initially, a parking variance was also requested, but the applicant has revised the plan which now reflects adequate parking.). Staff recommended to the applicant to reduce the front yard setback along 8<sup>th</sup> Street to create an "urban edge" which is the intent of the Old 8<sup>th</sup> Street Plan. We think this variance is appropriate due to historical significance of this area and existing development close to the street edge. The second variance is to reduce the minimum required courtyard separation from 50' to 35'. When the applicant revised their plan and removed the interior hallways to address CPTED's safety concerns, the courtyard separation decreased. Staff views this variance as a technicality and supports it. The third variance is to increase the maximum allowable building height from 35' to 38' (not including parapet height). We feel the variance passes the required ordinance tests and that granting this variance should have no apparent negative impacts to the public in general, or to adjacent properties.

The Design Review Board will review the building materials, lighting, landscaping, retention, quality study and screening details on November 17, 1999. Planning Commission approved the proposal, by a 6-0 vote on their consent agenda, at their meeting on October 26, 1999. Public Works Transportation staff requested that the applicant modify gated access at the western end and we have added a condition to address this. Staff has worked diligently with the applicant to ensure that this apartment complex would comply with security, design, historic preservation, transit, and quality concerns. We support the proposal with conditions and no public comments have been received to date.

**RECOMMENDATION:** Approval.

**REASON(S) FOR  
APPROVAL:**

1. The site plan and density of the project appears to be compatible with surrounding uses and suitable for the redevelopment goals of Apache Boulevard Specific Area Redevelopment Plan.
2. The proposed variances appear to operate in a functional and useful manner, are compatible with surrounding land uses and should not negatively impact adjacent properties.

**CONDITION(S)  
OF APPROVAL:**

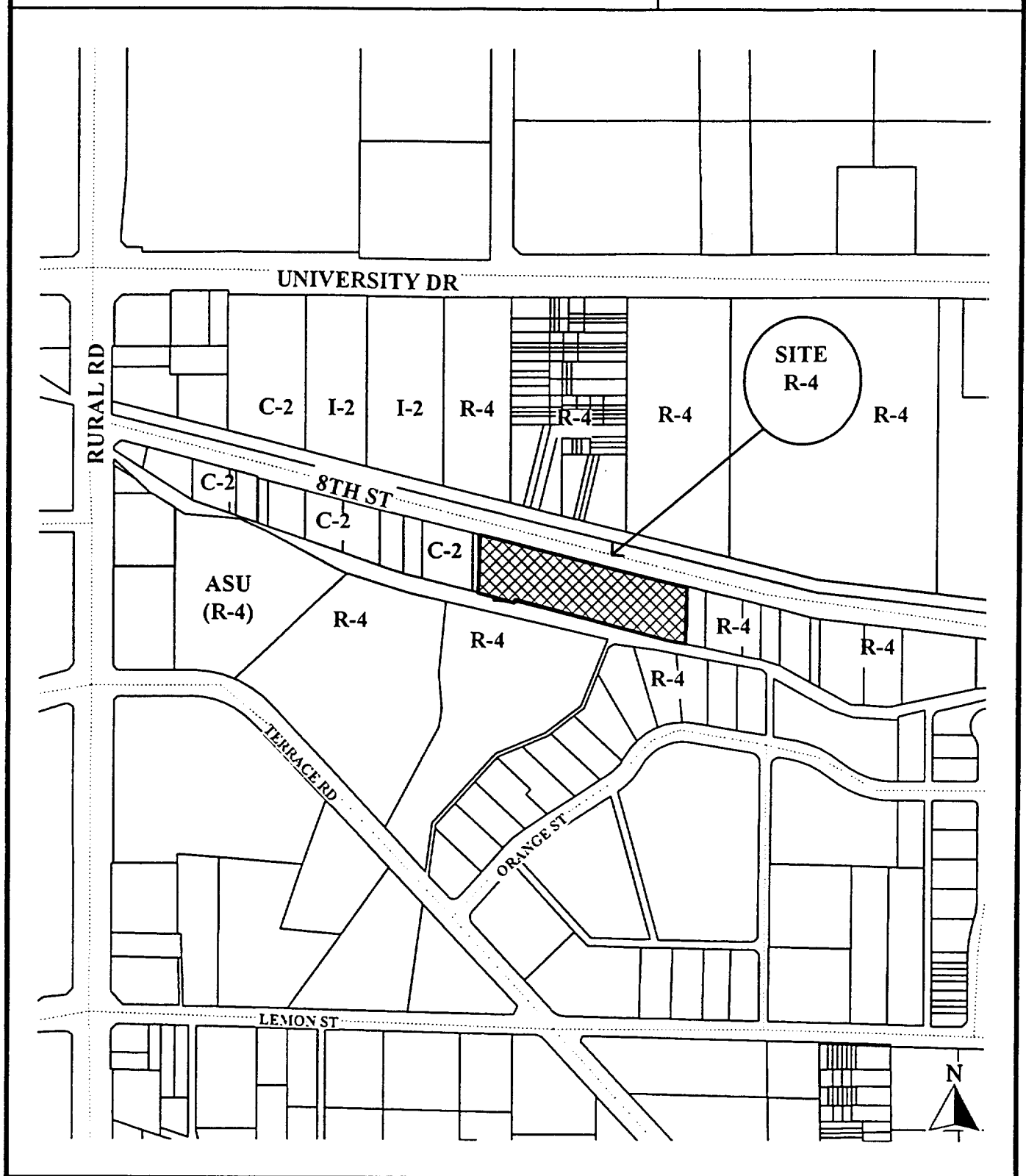
1. a. The Public Works Department shall approve all roadway, alley, and utility easement dedications, driveways, storm water retention, and street drainage plans, water and sewer construction drawings, refuse pickup, and off-site improvements.
- b. Off-site improvements to bring roadways to current standards include:
  - (1) Water lines and fire hydrants
  - (2) Sewer lines
  - (3) Storm drains.
  - (4) Roadway improvements including street lights, curb, gutter, bikepath, sidewalk, bus shelter, and related amenities.
- c. Fees to be paid with the development of this project include:
  - (1) Water and sewer development fees.
  - (2) Water and/or sewer participation charges.
  - (3) Inspection and testing fees.
- d. All applicable off-site plans shall be approved prior to recordation of Final Subdivision Plat.

2. a. All street dedications shall be made within six (6) months of Council approval.
- b. Public improvements must be installed prior to the issuance of any occupancy permits. Any phasing shall be approved by the Public Works Department.
- c. All new and existing, as well as on-site and off-site, utility lines (other than transmission lines) shall be placed underground prior to the issuance of an occupancy permit for this (re)development in accordance with the Code of the City of Tempe - Section 25.120.
3. No variances may be created by future property lines without the prior approval of the City of Tempe.
4. A valid building permit shall be obtained and substantial construction commenced within one year of the date of Council approval or the variance shall be deemed null and void.
5. The applicant shall comply with all applicable state and federal laws regarding archeological artifacts on this site.
6. Recycling facilities shall be provided with details to be approved by the Public Works Department prior to the issuance of a building permit.
7. Owner shall comply with SRP conditions stated in a letter dated August 25, 1999 to Gary Gilbar, property owner.
8. The applicant shall modify gated access at the western end of the property. Details to be resolved with Public Works Transportation staff.
9. The quality study shall be reviewed and approved by Design Review prior to Council action on 12/9/99.
10. The Grading and Drainage plan shall be reviewed and approved by Public Works Engineering prior to Council action on 12/9/99.
11. The site plan shall be modified to reflect a total of 48 bicycle parking spaces on site prior to issuance of a building permit.

- ATTACHMENTS:**
1. Location Map
  2. Site Plan - 10/12/99
  3. Elevations
  4. Floor Plan
  5. Conceptual Landscape Plan
  6. Revised Letter of Explanation- 10/12/99

# 8TH STREET COLLEGIATE APARTMENTS

SIP-99.81



Location Map SEE OTHER SIDE FOR MORE INFORMATION

1a

# 8TH STREET COLLEGIATE APARTMENTS

SIP-99.81

## SYMBOL(S):



PROPOSED APARTMENTS

## SITE DATA:

TOTAL BLD'G AREA:

48,000 s.f.

TOTAL ACRES:

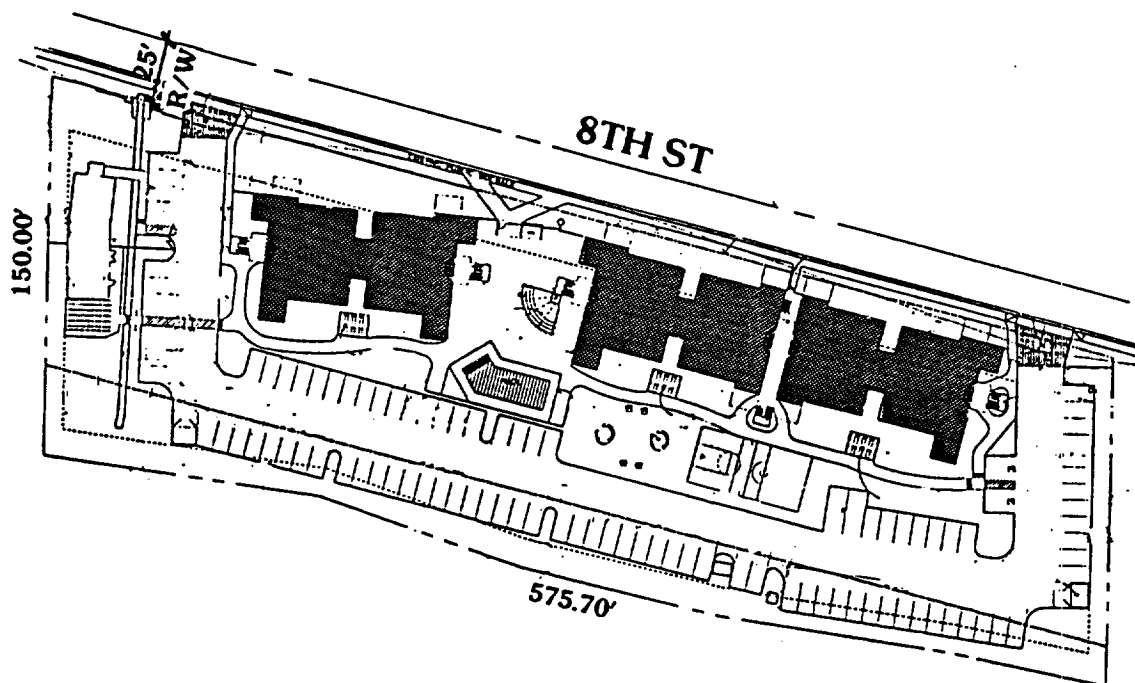
2.17 ac

NO. OF UNITS:

48

## VARIANCE(S):

(SEE BELOW)



## PUBLIC HEARING NOTICE

This is a notice for a public hearing for 8<sup>TH</sup> STREET COLLEGIATE APARTMENTS (The Collegiate Housing Group, Gary Gilbar, property owner) for a 48-unit apartment complex at 1115 East 8<sup>th</sup> Street. The following approval is requested from the City of Tempe:

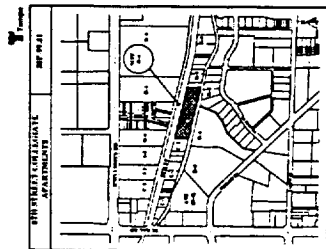
- a. #SIP-99.81 A Site Plan for a 48-unit apartment complex, including 24 studio units and 24 four-bedroom units for a total of 48,000 s.f. of building area on 2.17 net acres at 1115 East 8th Street, including the following:  
Variances:
  1. Reduce minimum required front yard setback from 25' to 0' and minimum required landscape strip from 25' to 0' along Eighth Street in an R-4 zoning district.
  2. Reduce minimum required courtyard separation from 50' to 35'.
  3. Increase maximum allowable building height from 35' to 38' (not including parapet height).

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**Abstract**

[illegible]

### LEGAL DESCRIPTION

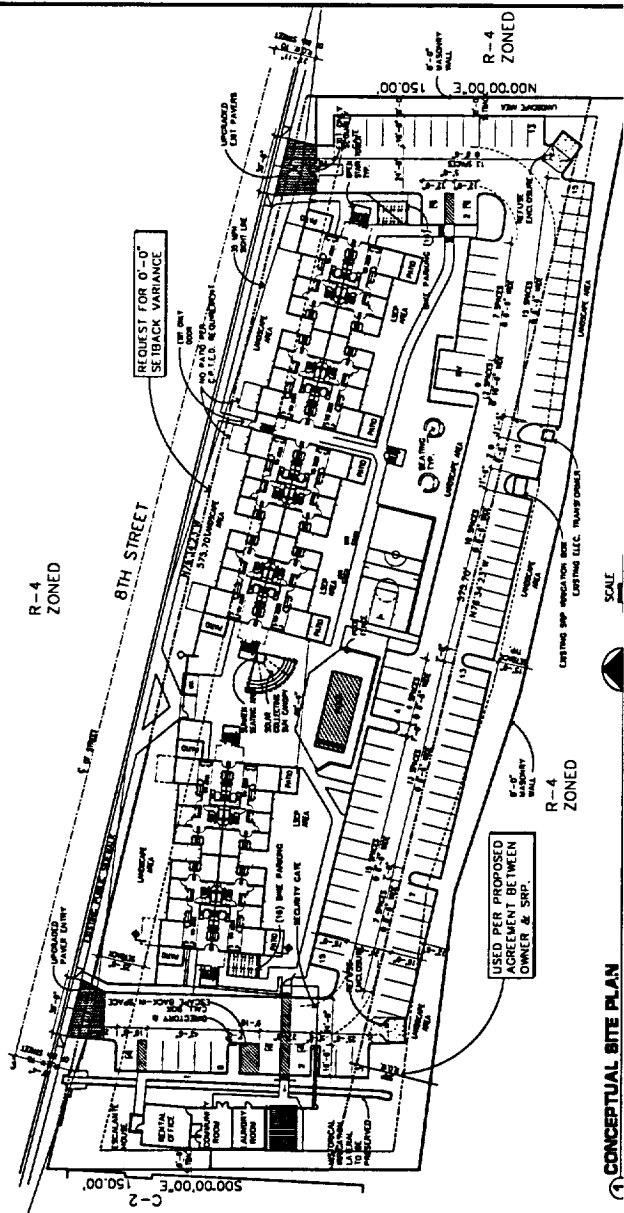


## LOCATION MAP

## BITE DATA

[illegible]

#### 4 CONCEPTUAL BITE PLAN



OCT 19 1999



# TRK

ARCHITECTURE & PLANNING  
8000 EAST THOMAS ROAD, SUITE 200  
PHOENIX, ARIZONA 85028-3000  
(602) 998-7000

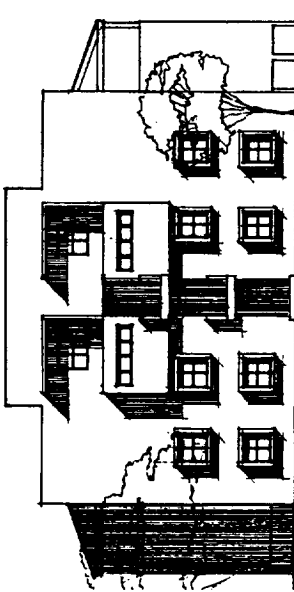
THIS SET OF ARCHITECTURAL DRAWINGS IS THE PROPERTY OF TRK ARCHITECTURE & PLANNING. IT IS TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREON. IT IS NOT TO BE REPRODUCED, COPIED, OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, WITHOUT THE WRITTEN PERMISSION OF TRK ARCHITECTURE & PLANNING.

8TH STREET  
APARTMENTS

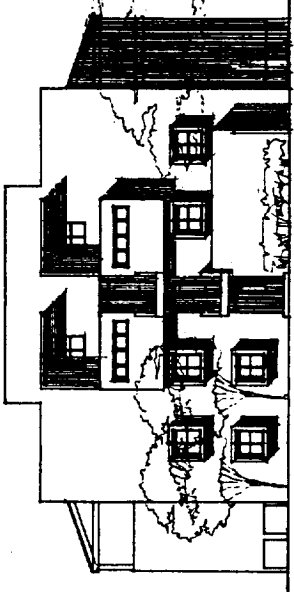
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PHOENIX, ARIZONA

DATE: 04-01-1999  
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CHECKED BY: J.C.

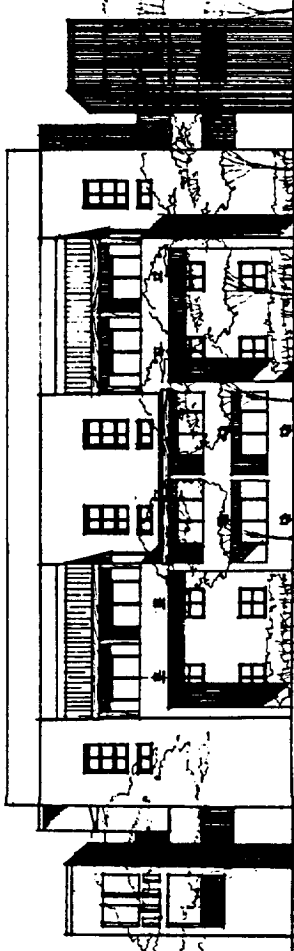
PROJECT NO. 88051



③ WEST ELEVATION



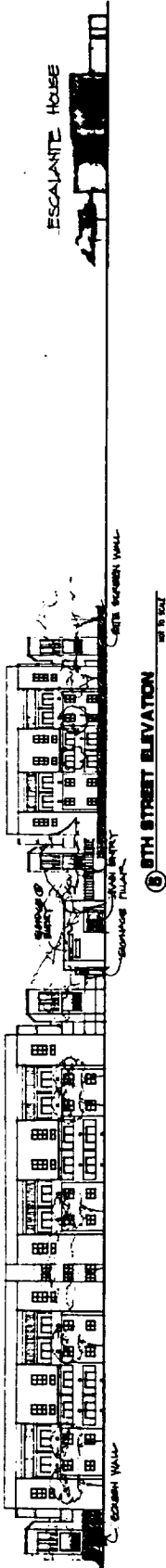
④ EAST ELEVATION



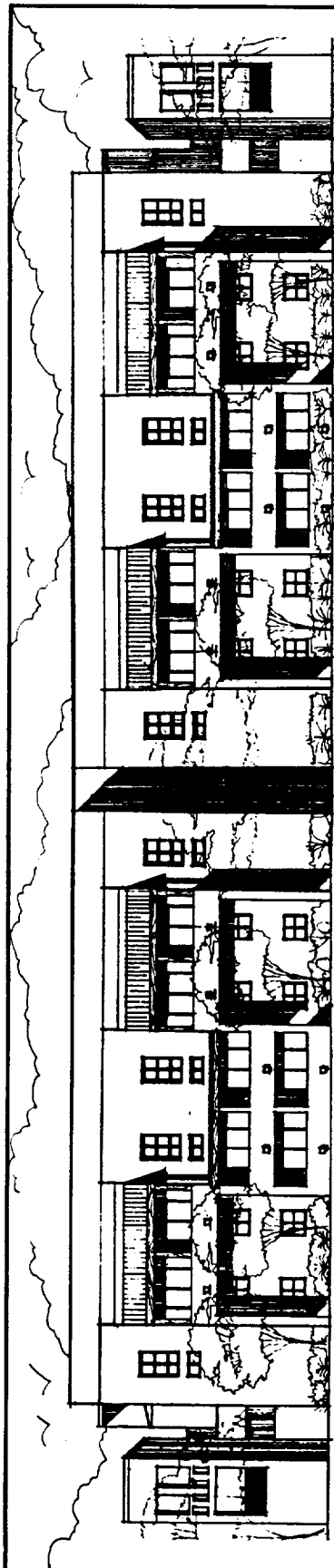
① NORTH ELEVATION



② SOUTH ELEVATION



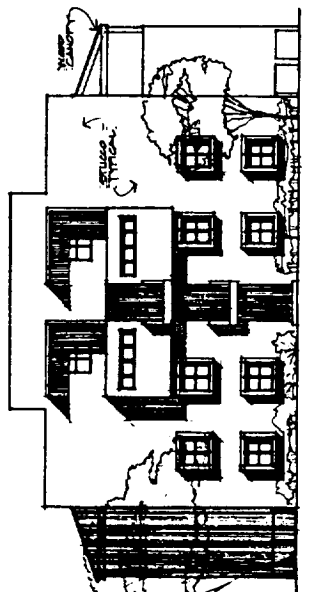
⑤ 8TH STREET ELEVATION



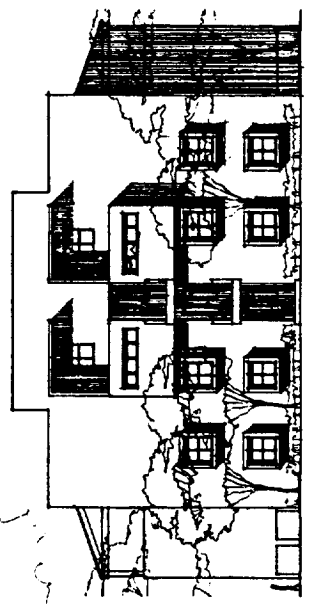
1 NORTH ELEVATION



**2 SOUTH ELEVATION.**

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3 WEST ELEVATION

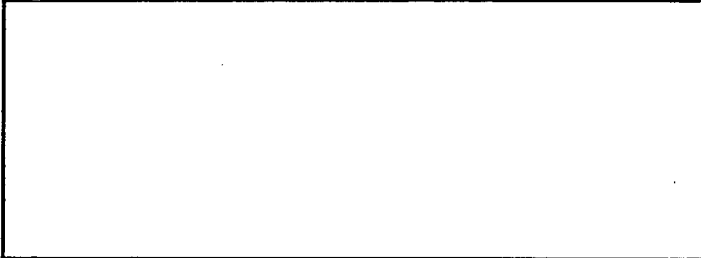


**④ EAST ELEVATION**

# TRK

ARCHITECTURAL & ENGINEERING  
800 EAST TOWNS ROAD, SUITE 200  
PUEBLO, COLORADO 81001  
(703) 887-1800

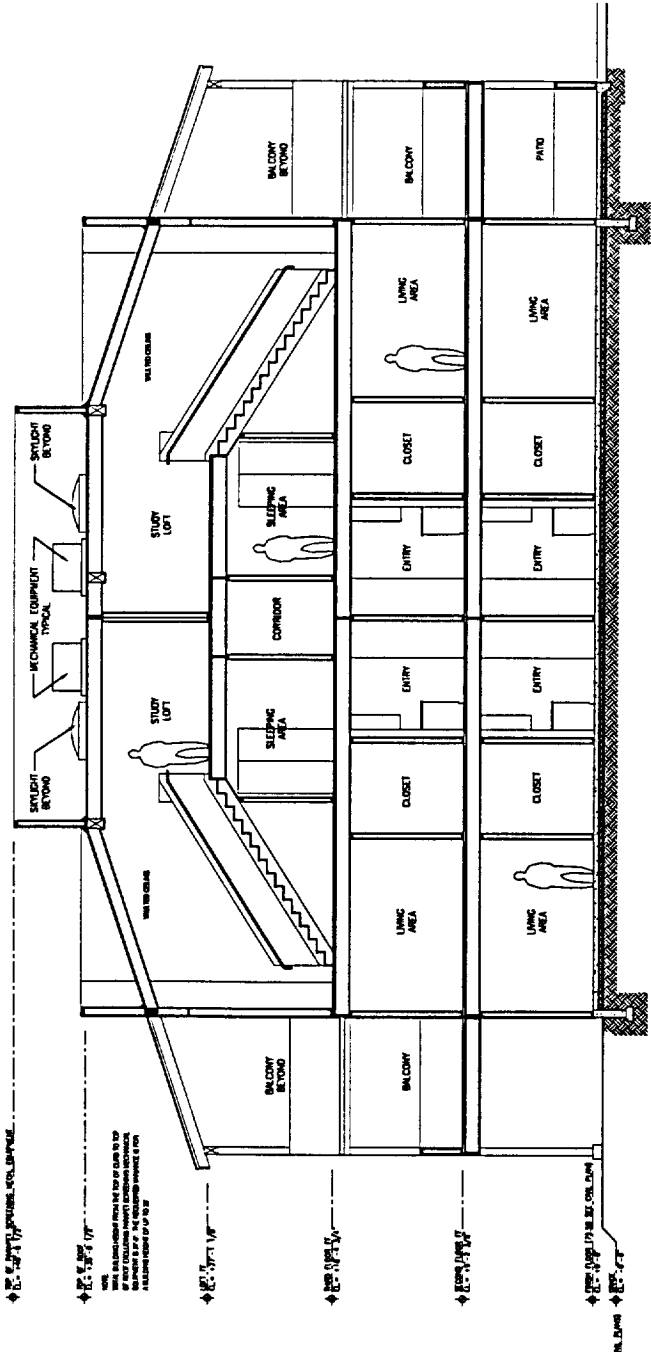
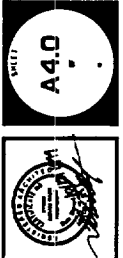
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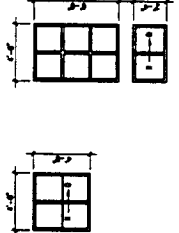
PROJECT: 8TH STREET APARTMENTS  
1115 EAST 8TH STREET  
PUEBLO, COLORADO

DATE: 01/01/99  
DRAWN BY: JAC  
CHECKED BY: JAC  
SCALE: AS SHOWN

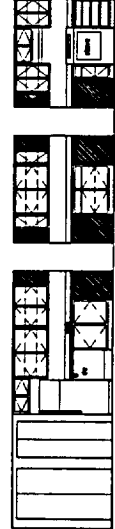
BUILDING SECTION  
AND INTERIOR ELEVATIONS



① BUILDING SECTION  
SCALE: 1/4" = 1'-0"



② WINDOWS PROFILE  
SCALE: 1/4" = 1'-0"



③ KITCHEN ELEVATIONS - UNIT 4A  
SCALE: 1/4" = 1'-0"

001 19 1999

30

**TRK**

ARCHITECTURE & PAINTING  
MANAGEMENT, INC.  
1115 LAFAYETTE STREET  
ANN ARBOR, MICHIGAN 48106-1000  
(800) 855-1800

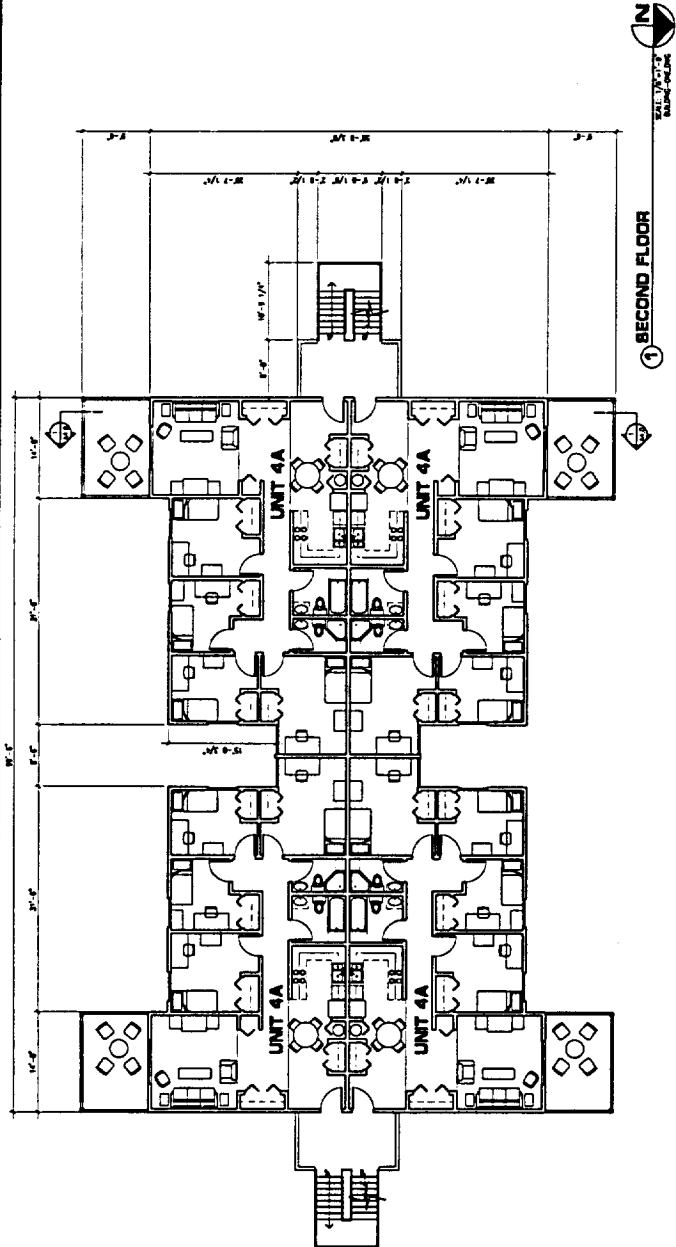
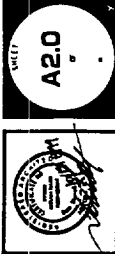
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**8TH STREET  
APARTMENTS**

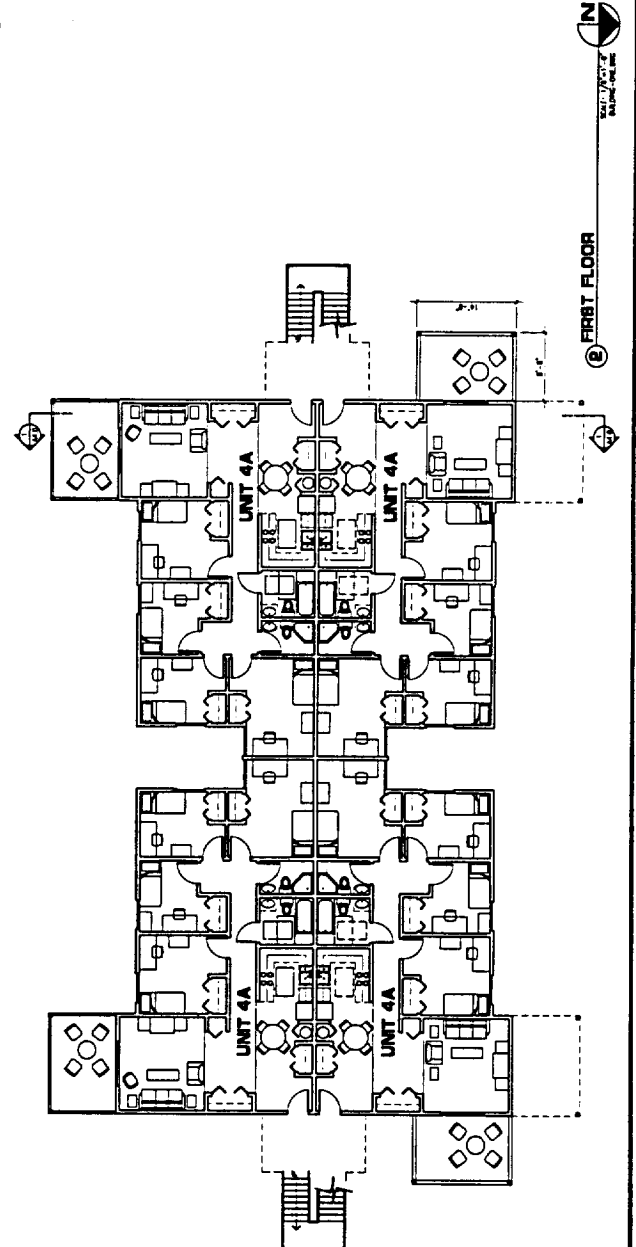
1115 LAFAYETTE STREET  
ANN ARBOR, MI 48106

**98061**

**BUILDING ONE  
FLOOR PLANS**



**① SECOND FLOOR**



**② FIRST FLOOR**

4a

OCT 19 1999

# TRK

ARCHITECTURE & FACILITIES  
MANAGEMENT, INC.  
3000 B. STREET, SUITE 200  
PACIFIC PALMS, CALIFORNIA 92652  
(714) 941-1000

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PROJECT  
8TH STREET  
APARTMENTS

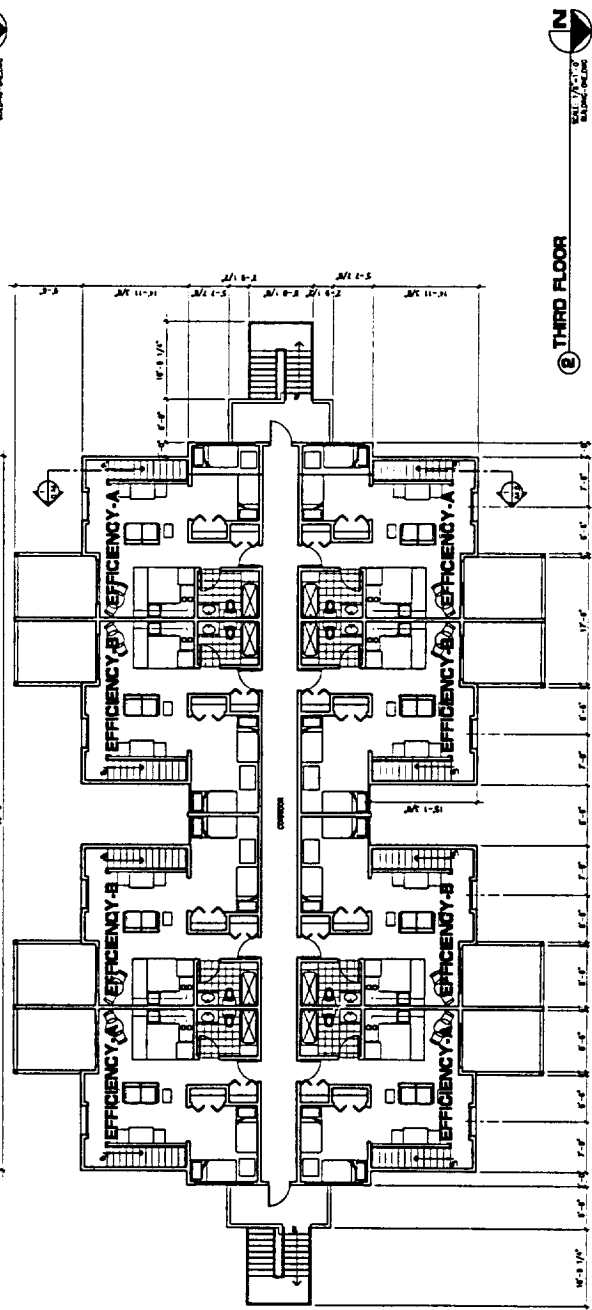
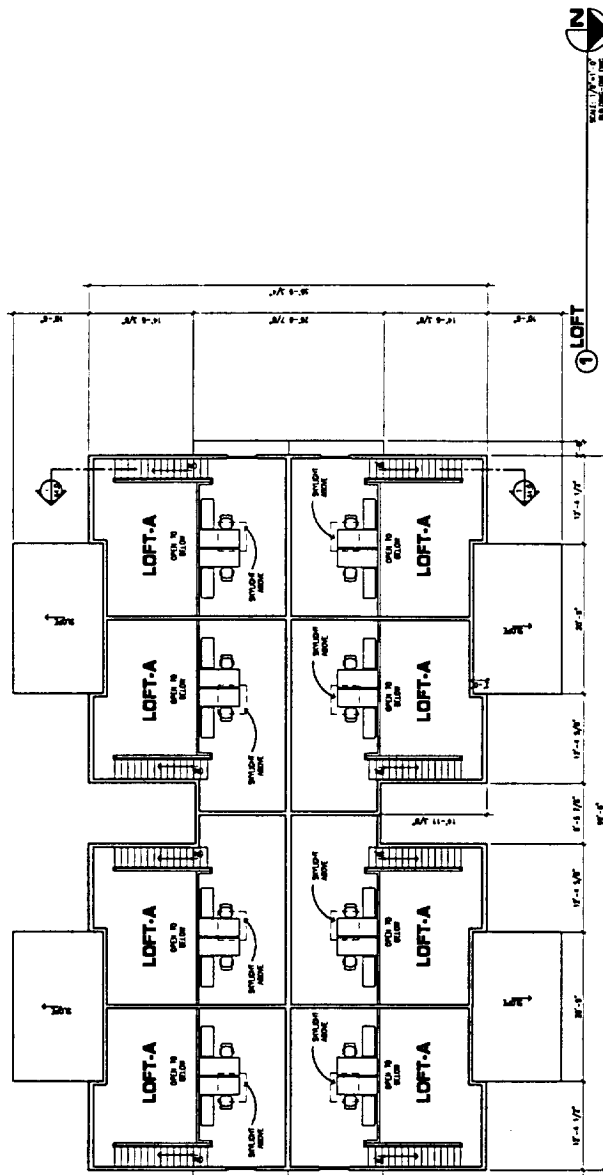
115 1st St. (N. 1st St.)  
LOS ANGELES, CA 90012

NO. 001  
88051

DATE: 01-01-99  
DRAWN BY: [Signature]  
CHECKED BY: [Signature]

BUILDING ONE  
FLOOR PLANS

A2.1



46

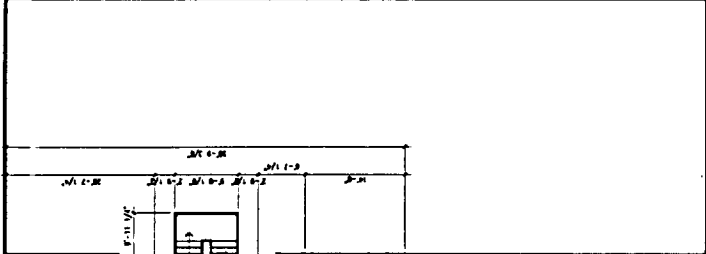
OCT 19 1999

NOV 10 1999

# TRK

ARCHITECTURE & FACILITIES  
 8000 S. MOUNTAIN AVENUE, SUITE 200  
 DENVER, COLORADO 80231-2000  
 (303) 555-1000

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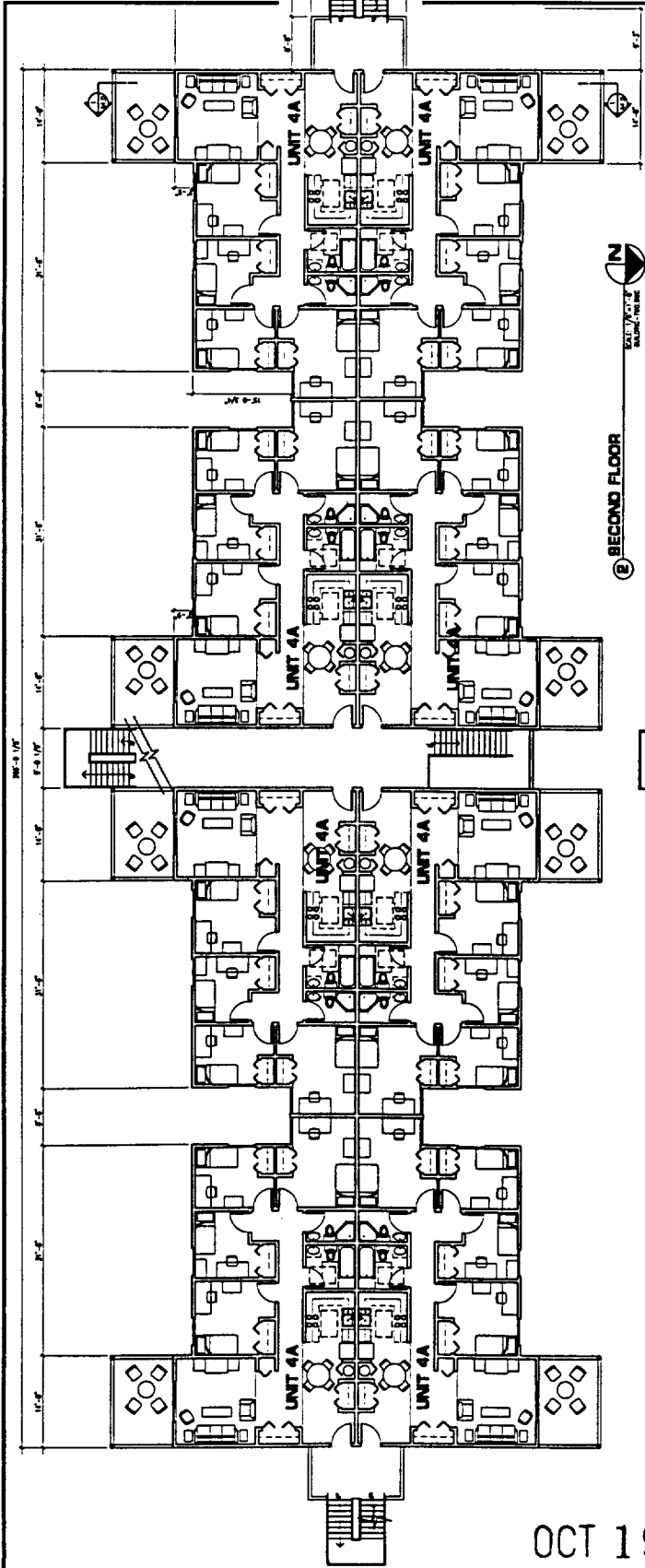
8TH STREET  
 APARTMENTS B

113' 0" (W) 113' 0" (D)

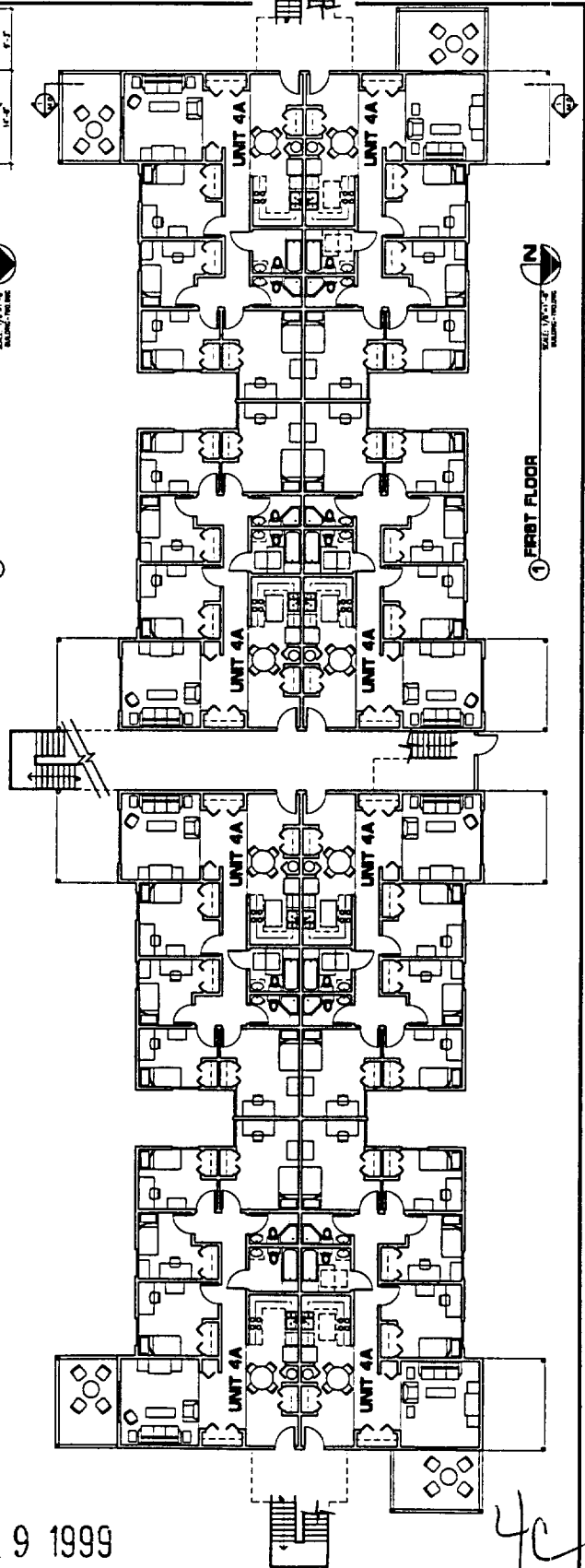
88051

BUILDING TWO  
 FLOOR PLANS

DATE: A2.2



2 SECOND FLOOR



1 FIRST FLOOR

OCT 19 1999

40

42

# TRK

ARCHITECTURE & FACILITIES  
MANAGEMENT, INC.  
11100 KENNESAW ROAD, SUITE 200  
KENNESAW, ALABAMA 36144  
(205) 887-1000

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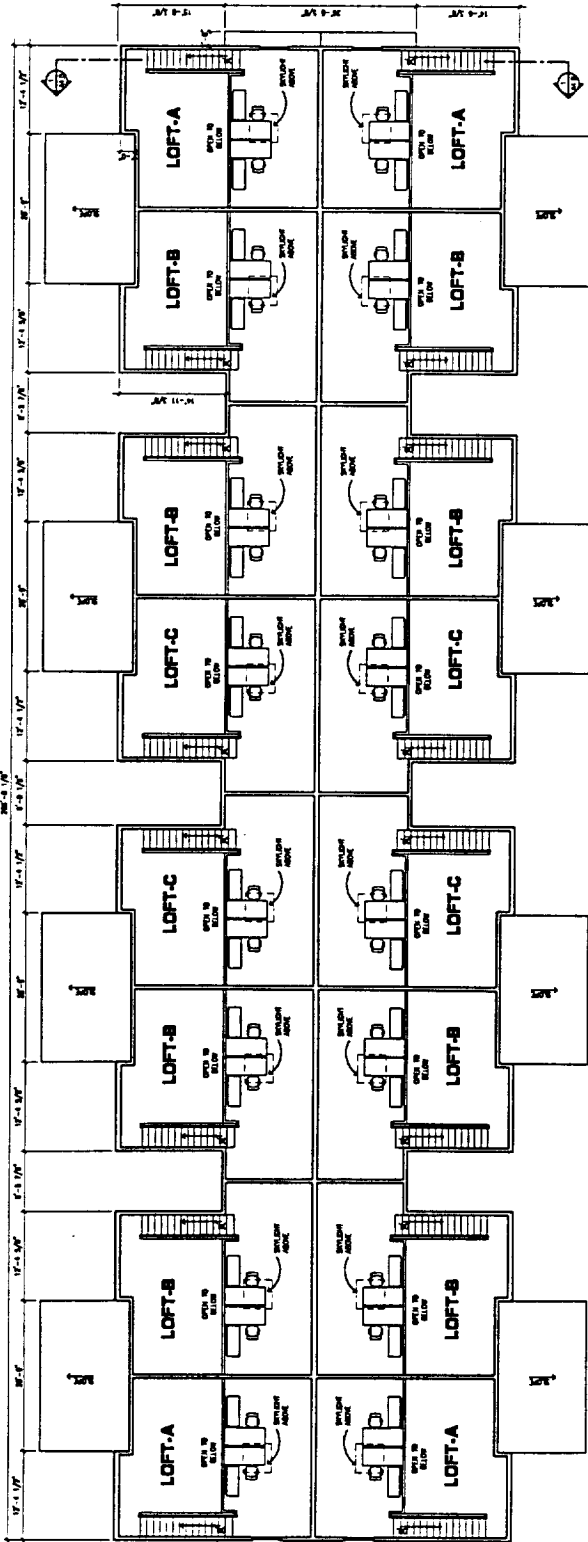
8TH STREET  
APARTMENTS

11100 KENNESAW  
ROAD, SUITE 200  
KENNESAW, ALA 36144

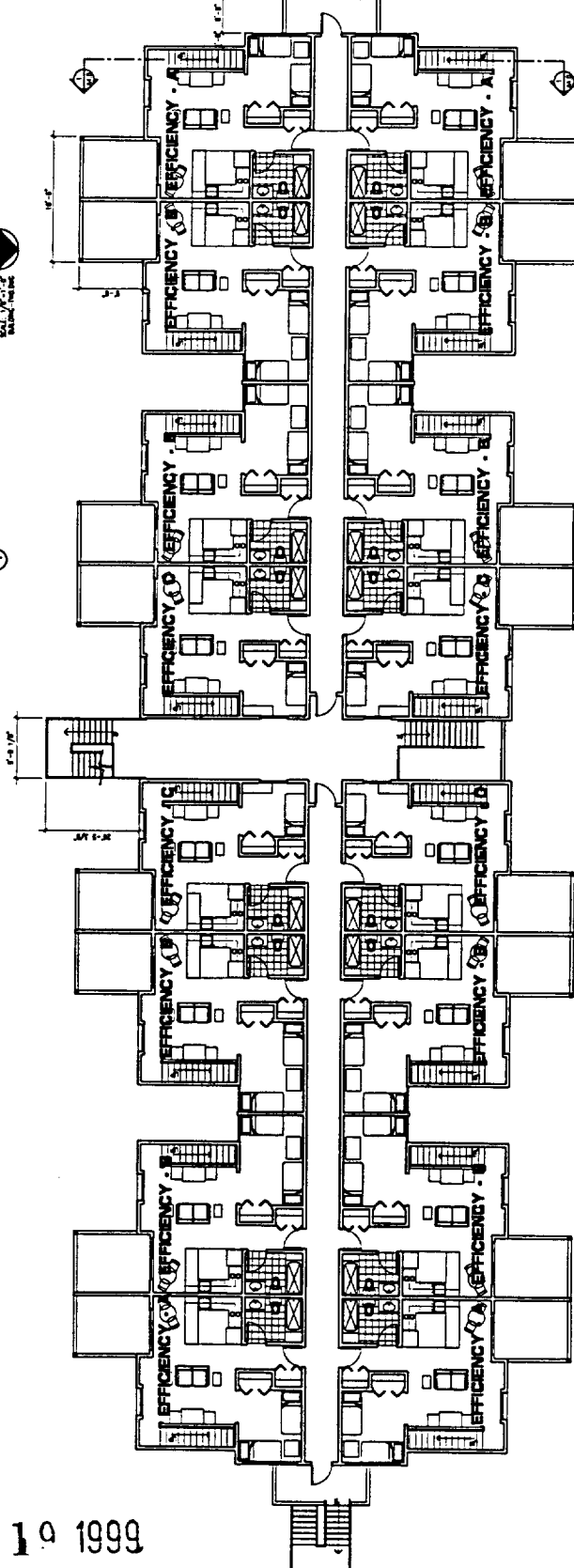
DATE: 08/01/99  
DRAWN BY: J.E.C.  
CHECKED BY: J.E.C.

88081

BUILDING TWO  
FLOOR PLANS



LOFT



THIRD FLOOR

OCT 19 1999

40





NOTES:  
1. ALL PLANTING SHALL BE DONE IN ACCORDANCE WITH THE CITY OF DENVER LANDSCAPE DESIGN MANUAL.  
2. ALL PLANTING SHALL BE DONE IN ACCORDANCE WITH THE CITY OF DENVER LANDSCAPE DESIGN MANUAL.  
3. ALL PLANTING SHALL BE DONE IN ACCORDANCE WITH THE CITY OF DENVER LANDSCAPE DESIGN MANUAL.

NOTE:  
AN AUTOMATIC IRRIGATION SYSTEM SHALL BE PROVIDED WITH POP-UP SPRAY HEADS FOR TURF AND EMITTER HEADS FOR OTHER PLANTERS.

PROJECT:  
8TH STREET APARTMENTS  
1115 EAST 8TH STREET  
DENVER, COLORADO

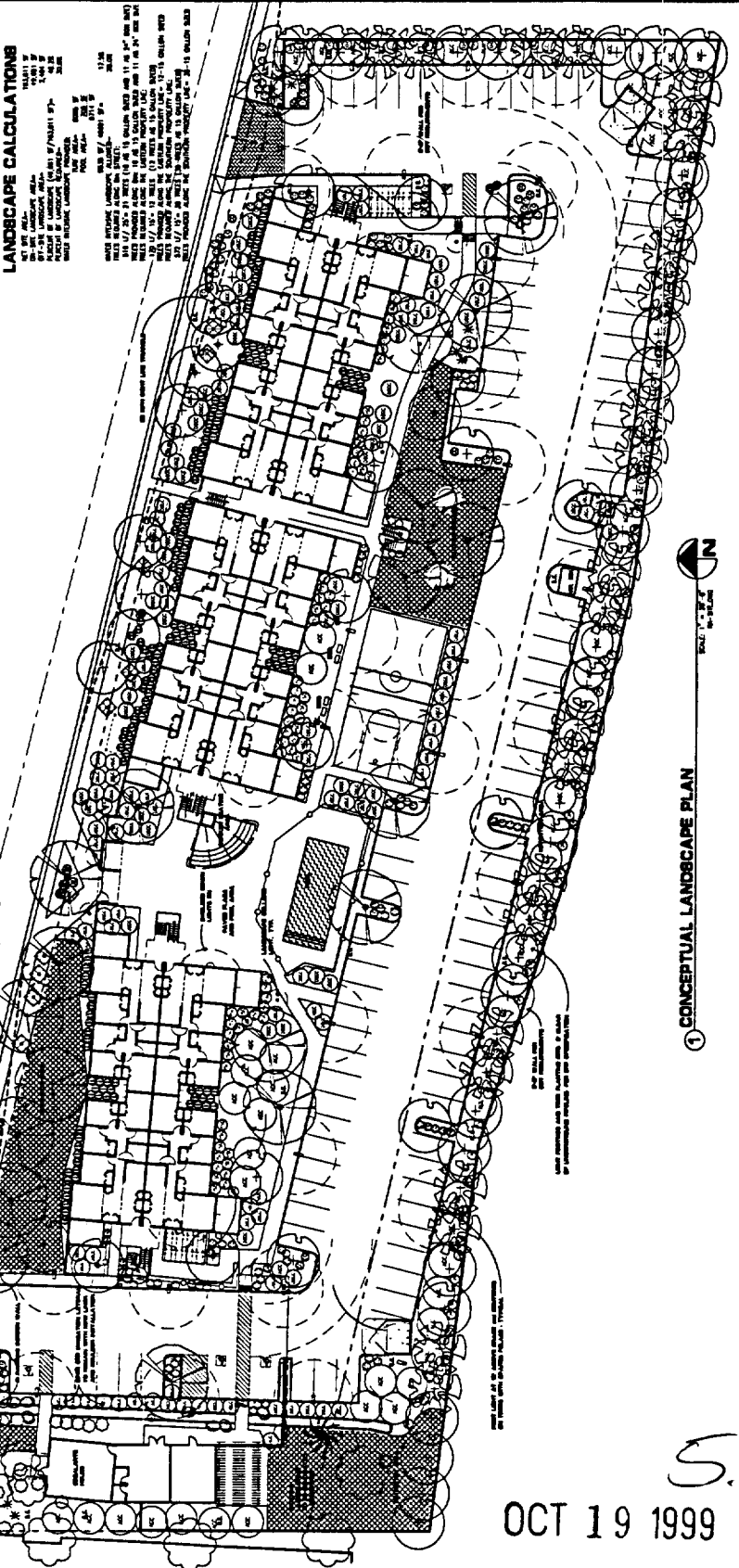
DATE: 08.01.1999  
BY: JAC  
CHECKED BY: JAC

PROJECT DESCRIPTION:  
CONCEPTUAL LANDSCAPE PLAN



SYMBOLS	COMMON NAME	BOTANICAL NAME	SIZE (HxWxCAL)	ESTIMATED QUANTITY
EXISTING TO REMAIN TREES				
	W.A. SMALL BROUGH TOLEMI - TYPE 1		NATURE	11
	PALM TREE		NATURE	1
	SHRUB		NATURE	30
NEW MATERIAL TREES (PRUNED UP 6")				
	SIZE AND QUANTITY ARE IN ORDER 36", 24", AND 15 CAL.			
	ACORN SALICINA		10x22/7x14/11.5/7x2.5	90/23
SHRUBS				
	ACORN SALICINA		10x22/7x14/11.5/7x2.5	90/23
NEW MATERIAL TREES (PRUNED UP 6")				
	SIZE AND QUANTITY ARE IN ORDER 36", 24", AND 15 CAL.			
	ACORN SALICINA		10x22/7x14/11.5/7x2.5	90/23

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SHRUBS				
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NEW MATERIAL TREES (PRUNED UP 6")				
	SIZE AND QUANTITY ARE IN ORDER 36", 24", AND 15 CAL.			
	ACORN SALICINA		10x22/7x14/11.5/7x2.5	90/23



OCT 19 1999

October 15, 1999

Grace Kelly, Planner II  
City Of Tempe  
Planning and Zoning Commission  
31 E. 5<sup>th</sup> Street  
Tempe, Arizona 85282-5002



Via Fax 480-350-8872

RE: Explanation / Intent letter for  
8<sup>th</sup> Street Apartments  
1115 E. Eighth Street  
Tempe, Arizona

The intent of the Owner is to build a 48-unit "student" housing complex on a two-acre site along 8<sup>th</sup> Street. Through meetings with the City of Tempe's review board for preliminary Site Plan Review, Grace Kelly, Planner II, Roger Austin, CPTED Officer, and Mark Vinson, AIA/AICP Sr. Planner/Architect, City of Tempe's Historic Preservation Officer, the Owner agreed to incorporate the following aspects into the development:

1. Retain, preserve, renovate and add onto the Pedro Escalante Residence and use it as an ancillary function for the housing complex. It will be adapted to house the rental office a community room among other functions.
2. Arrange the building mass on the site to form an "urban" street edge. This will require a variance in the front yard setback (See Requested Variances below)
3. Arrange the buildings to form a courtyard-oriented layout.
4. Eliminate the interior corridors on the 1<sup>st</sup> and 2<sup>nd</sup> floors of both buildings.
5. Keep the interior corridor on the 3<sup>rd</sup> floor provided it is equipped with a card access system.
6. Eliminate any access into the ground floor units on the 8<sup>th</sup> street side. (This will result in the elimination of the patios on four ground floor units.)

**Requested Variances:**

1. Request to reduce the front yard setback from 25' to 0'. This request is per Mark Vinson's recommendation to form an "urban" street edge along 8<sup>th</sup> Street. This will be compatible with the direction of other existing and future developments along 8<sup>th</sup> Street such as the 8<sup>th</sup> Street Manor (Bebbling) apartments.

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JORGE ABRIL TOM KNAPP ROSIE McCARTY AKRAM ROSHEIDAT

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Explanation / Intent letter for  
8<sup>th</sup> Street Apartments  
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2. Based on the site and building redesign as requested by CPTED the buildings were expanded horizontally. This necessitated a reduction in the separation distance between the two buildings on the site across the proposed courtyard. The requested variance would reduce the distance between the stair towers from 50' to 45'.
3. The buildings are three stories with a loft unit type on the third story. The total height measured from the top of the curb elevation in the middle of the site to the top of the roof exceeds the 35' maximum height restriction. Therefore we request a variance to increase the building height from 35' to 38'.

Other site notes:

1. Part of the property has an existing SRP McKinney Kirkland Ditch Right of Way. This can be utilized through a use license which the Owner is in process of obtaining – see attached letter from SRP.

Respectfully,

  
Akram Rosheidat, AIA

Enc. Letter from SRP dated August 25, 1999  
Meeting Summary notes letter from Mark Vinson, AIA/AICP

Copy: Gary Gilbar, Tempe Collegiate Housing, 310-276-1351  
Roger Austin, CPTED, Fax No. 480-350-8872  
Mark Vinson, AIA/AICP, Fax No. 480-350-8579  
Linda Huber, SRP, Fax No. 602-236-8193

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VIA FACSIMILE

August 25, 1999

Mr. Gary Gilbar  
The Collegiate Housing Group LLC  
1925 Century Park East Suite 1900  
Los Angeles, CA 90067

RE: License to use McKinney/Kirkland Ditch

Dear Mr. Gilbar,

We have reviewed the plans that were submitted and have several comments.

SRP requires that a minimum of 2' horizontal clearance of cover (dirt) be over the pipe. You will need to pothole to verify the location of the pipe. Please submit a parking lot profile showing actual elevations. If there is not 2' of clearance, a cap may be required. We would add language to the license that states Licensee will be responsible for repairs to the pipe caused during construction or use of the license property as well as cracks that run beyond the licensed area.

If you install any landscaping, trees will need to be planted 3' from the edge of pipe to the edge of excavation. Only low growing landscaping will be acceptable over the pipe.

We will require you to submit plan details showing the wall foundation over the pipe. As long as SRP has access to the pipe through your project, we will not need to require a gate over the pipe.

As far as a drawing that shows the right of way, we do not have a survey, but if you were to look at the legal description of the parcel south of your property and the subdivision plat for Sotello the ditch will be excepted out of the legal descriptions.

Finally, as I mentioned on the phone, the compensation for use of the property is based on \$4.00 a square foot and discounted to 8% for an annual rental fee of \$3,520.00.

Please call me when you have a chance and we can discuss these comments.

Sincerely

A handwritten signature in black ink that reads "Linda Huber".  
Linda Huber

xc: Akram, TRK Architecture

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City of Tempe  
P. O. Box 5002  
Tempe, AZ 85280  
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Development Services  
Neighborhood Planning/Urban Design  
(480) 350-8028 (8579 fax)

5 August 1999

## MEETING SUMMARY AND ADDITIONAL INFORMATION

Date: 4 August 1999  
Location: Neighborhood Planning/Urban Design Offices  
Present: → Akram Rosheidat, TRK, Inc. (fax: 602.331.3558)  
Merujah Medina, Realtor (2106 W. Shawnee Dr., Chandler AZ 85224)  
Mark Vinson

Topic: Tempe Collegiate Housing 1007-1115 East Eighth Street

These notes have been prepared as a summary of the discussion/proceedings and to communicate any new information. Please advise as soon as possible as to any changes, corrections or response.

The architect's preliminary P&Z submittal for a 3-story student housing complex (with mark-ups) was reviewed, as well as information on the potentially historic Pedro Escalante House @ 1007 East Eighth. The following items were discussed:

- The proposed site is within the Old Eighth Street area which contains several historic or potentially historic structures; it is included in the Apache Boulevard Redevelopment Area as a Special Planning Area; Council has expressed a desire for mixed-use development expressive of the area's cultural and architectural history; the area is not a formally designated historic district, however.
- The recently completed Eighth Street Commons (Bebbling) Apartments, approximately 200' to the east of the proposed site, provides a pretty good example of how a project of this type and size can attain the desired architectural character for the area.
- The City Council and staff would prefer to see a mixed-use development in this area, however the zoning (R-4) is already in place for multi-family residential, as well as the market for such a product; General Plan 2020 identifies the area as mixed-use; the concept plan for Eighth Street shows residential/commercial development, as well as preservation of the house.
- The Escalante House, located on the far west end of the proposed site and abutting the Thirsty Beaver Pub, was constructed primarily of adobe in or before 1940; it is not listed on the National or Tempe Historic Registers but was identified in the 1997 Tempe *Multiple Resource Area Update* (Historic Property Survey) as "potentially eligible as a contributing property"; the house (plus front yard and irrigation lateral) is significant to the area, not necessarily for its architectural quality, but for its representation of the character of the Mexican American neighborhood which once flourished here; the Escalante House, together with the City's restoration of the Elias-Rodriguez House, provides a

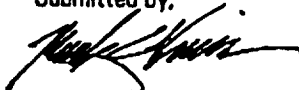
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reference for the character of redevelopment desired by the City Council for the area; due to its age and adobe construction, the house probably could not be relocated or converted to commercial use (except as ancillary to a residential use).

- The proposed site plan appears to utilize all or part of the Salt River Project's McKinney-Kirkland Ditch right-of-way, immediately to the south, for parking; although SRP does not relinquish ownership of such property, they sometimes grant licenses for utilization as parking or landscaping; in order for any parking spaces located within the SRP ROW to be counted as meeting the required parking requirement, it will be necessary to demonstrate an "in perpetuity" or similar agreement with SRP; the architect and realtor have already begun this process and stated that the Bebbling project had just such an agreement, which they are attempting to replicate; Terry Mullins, Deputy Community Development Director, would make the determination as to whether a particular agreement was acceptable.
- The project, as shown, meets minimum Ordinance requirements for parking; some variance to reduce the required amount might be supported by staff, due to proximity to ASU; HUD guidelines may ultimately dictate, however.
- Site plan options were discussed which would retain the house as an ancillary use to the apartments (community room/laundry, manager's residence, leasing office, etc.); it was noted that the house would lend a uniqueness to the development and that its location, although remote from the easternmost units, would not be a detriment, since most residents would pass-by on their way to and from ASU everyday, anyway.
- P&Z and Special Projects staff would likely support a variance to reduce most of the front yard setback from 25' to 0', if it resulted in a courtyard-oriented layout with a more urban street edge, reflective of the Hispanic building tradition and similar to what was done at the Bebbling project.
- The owner is on a tight deadline to obtain HUD financing and open for student occupation by August 2000; preservation of the house would not guarantee approval of variances or speedier processing, but likely would help enlist staff support for such items and provide a positive attribute for the City Council to consider.
- The question of potential City involvement in acquisition of adjoining property to the east, waiver of fees, etc. as an incentive for redevelopment and/or preservation was unresolved.
- The architect and realtor will work with the owner to develop a new site plan and will resubmit ASAP.

Further research indicates that the City would not consider assisting or "incentivizing" a student housing project - it will have to "stand or fall" on its own merits.

Submitted by,



Mark C. Vinson, AIA/AICP  
Sr. Planner/Architect/Historic Preservation Officer

Distribution:      Attendees  
Fred Brittingham  
Debra Fink  
Grace Kelly  
Gary Meyer  
Sherri Roush